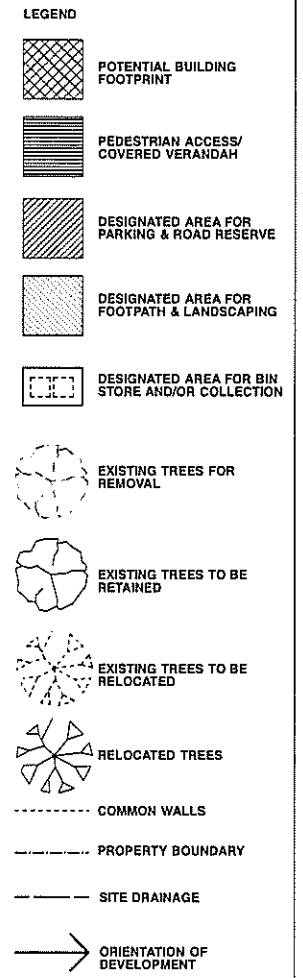


**LOT 500 MIXED USE**

1. CONSULTATION WITH ADJOINING LANDOWNERS TO ACHIEVE A VARIATION IN STANDARDS IN ACCORDANCE WITH THE DETAILED AREA PLAN (LDP IS NOT REQUIRED)
2. LOT 500 SHALL BE DEVELOPED AS A MIXED USE DEVELOPMENT - MULTIPLE DWELLINGS & COMMERCIAL, IN ACCORDANCE WITH THE RELEVANT LOCAL PLANNING SCHEME
3. PRIMARY PEDESTRIAN ACCESS SHALL BE FROM ROBINSON STREET
4. SET BACK TO ROBINSON STREET BOUNDARY - NONE. SET BACK TO REAR BOUNDARY - 3M. SET BACK TO SIDE BOUNDARIES - AS PER R-CODES
5. ACCESS TO PARKING SHALL BE VIA THE CROSSOVER FROM ROBINSON STREET
6. CROSSOVER WIDTH ON ROBINSON STREET TO BE A MAXIMUM WIDTH OF 6M
7. REFUSE STORAGE AREAS ARE TO BE INTEGRATED WITH THE DESIGN OF THE DEVELOPMENT AND FULLY SCREENED FROM PUBLIC VIEW
8. THE HEIGHT OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE SCHEME
9. THE STYLE OF ALL BUILDINGS SHALL BE COMPATIBLE WITH THE 'BROOME ARCHITECTURAL STYLE' WHICH REFLECTS THE LOW SCALE OF BUILDING BULK AND THE REGARD FOR LOCAL CLIMATIC CONDITIONS AND TRADITIONAL ARCHITECTURE.
10. ALL DRAINAGE WILL BE DESIGNED TO COMPLY WITH THE COUNCIL'S REQUIREMENTS
11. ALL STORMWATER WILL BE DIRECTED TO A LAWFUL POINT OF DISCHARGE
12. FINISHED FLOOR LEVEL FOR THE MIXED USE DEVELOPMENT SHALL BE A MINIMUM OF 200mm ABOVE FINISHED GROUND LEVEL
13. ANY PARKING IMPROVEMENTS ON ROBINSON STREET ARE TO BE APPROVED BY THE SHIRE AND INSTALLED AND MAINTAINED AT THE DEVELOPERS COST. PARKING IMPROVEMENTS MUST INCORPORATE PEDESTRIAN ACCESS WITH A MINIMUM 2.5M WIDE FOOTPATH AND LANDSCAPED AREA AS APPROVED BY THE SHIRE AND DEVELOPED/MAINTAINED AT THE DEVELOPERS COST. ALL PARKING AREAS ARE TO BE PROVIDED WITH SHADE TREES AT A MINIMUM ONE TREE PER FOUR SPACES.

**LOT 1 DEPENDANT PERSONS ACCOMMODATION. STEP UP/STEP DOWN FACILITY**

1. CONSULTATION WITH ADJOINING LANDOWNERS TO ACHIEVE A VARIATION IN STANDARDS IN ACCORDANCE WITH THE DETAILED AREA PLAN (LDP IS NOT REQUIRED)
2. LOT 1 SHALL BE DEVELOPED AS A RESIDENTIAL DWELLING AS DEPENDANT PERSONS ACCOMMODATION IN AND ANCILLIARY SUPPORT FACILITIES IN ACCORDANCE WITH THE R-CODES
3. PEDESTRIAN ACCESS SHALL BE FROM EITHER HAMERSLEY STREET VIA EXISTING FOOTPATH OR FROM THE CARPARK ON ROBINSON STREET
4. DWELLING SHALL ADDRESS THE PRIMARY STREET FRONTAGE WITH DESIGN, MATERIALS AND MAJOR OPENINGS
5. DESIGNATE CROSSOVER FOR VEHICAL ACCESS.
6. REFUSE STORAGE AND EXTERNAL DRYING AREAS ARE TO BE INTEGRATED WITH THE DESIGN OF THE DWELLING AND FULLY SCREENED FROM PUBLIC VIEW
7. OVERALL HEIGHT OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE SCHEME & R CODES
8. THE STYLE OF ALL BUILDINGS SHALL BE COMPATIBLE WITH THE 'BROOME ARCHITECTURAL STYLE' WHICH REFLECTS THE LOW SCALE OF BUILDING BULK AND THE REGARD FOR LOCAL CLIMATIC CONDITIONS AND TRADITIONAL ARCHITECTURE.
9. ALL DRAINAGE WILL BE DESIGNED TO COMPLY WITH THE COUNCIL'S REQUIREMENTS
10. ALL STORMWATER WILL BE DIRECTED TO A LAWFUL POINT OF DISCHARGE
11. FINISHED FLOOR LEVEL SHALL BE A MINIMUM OF 400mm ABOVE FINISHED GROUND LEVEL
12. ANY PARKING IMPROVEMENTS ON HAMERSLEY STREET ARE TO BE APPROVED BY THE SHIRE AND INSTALLED AND MAINTAINED AT THE DEVELOPERS COST. PARKING IMPROVEMENTS MUST INCORPORATE PEDESTRIAN ACCESS WITH A MINIMUM 2.5M WIDE FOOTPATH AND LANDSCAPED AREA AS APPROVED BY THE SHIRE AND DEVELOPED/MAINTAINED AT THE DEVELOPERS COST. ALL PARKING AREAS ARE TO BE PROVIDED WITH SHADE TREES AT A MINIMUM ONE TREE PER FOUR SPACES.



G	BIN STORE RELOCATED	14.03.17	ipn
F	VARIOUS UPDATES	09.03.17	ipn
E	FINAL LDP SUBMISSION	28.02.17	ipn
D	FOR INFORMATION	28.02.17	ipn
C	ISSUE FOR APPROVAL TO LOCAL COUNCIL	13.01.17	ipn
B	ISSUE FOR APPROVAL TO LOCAL COUNCIL	15.12.16	ipn
A	ISSUED TO LOCAL COUNCIL	24.11.16	ipn
NO	REVISION	DATE	BY

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**CONCEPT DESIGN - REAR PARKING OPTION**

**BROOME STEP UP STEP DOWN LOT 3068 HAMERSLEY STREET, BROOME LOCAL DEVELOPMENT PLAN**

DRAWN	IPH	DESIGNED	IPH	REDUCED	
CHECKED	IPH	PRINCIPAL			0 2500
APPROVED	IPH	FINN PEDERSEN			
SCALE	1:200 @A1	DATE	NOV 2016	DRAWING No.	A1.01
SCALE	1:400 @A3	TENDER FILE No		FILE No	
DW PROJ No	1004	TENDER FILE No		FILE No	

THIS IS A CAD DRAWING DO NOT AMEND MANUALLY